

The City of Coral Gables

Planning Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

June 30, 2010

VIA EMAIL AND EXPRESS OVERNIGHT MAIL

Mr. Ray Eubanks, Plan Processing Administrator
Florida Department of Community Affairs
Division of Community Planning
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

RE: Transmittal of City of Coral Gables 2010 Semi-Annual Comprehensive Plan Amendments in accordance with Rule 9J-11, F.A.C. – University of Miami, Coral Gables Campus

Dear Mr. Eubanks:

Transmitted herein is the City Coral Gables 2010 Comprehensive Plan amendment submittal which includes one (1) large-scale amendment application submitted by the University of Miami to the City of Coral Gables for review. The Local Planning Agency (Planning and Zoning Board) recommended approval with modifications of the amendment at their June 24, 2010 public hearing. The amendment was approved for transmittal on First Reading at the City Commission's June 30, 2010 public hearing.

The City of Coral Gables is providing the Department of Community Affairs (DCA) with one (1) hard copy and two (2) electronic copies of this entire package referenced herein. All exhibits are included as attachments at the end of this report.

Request

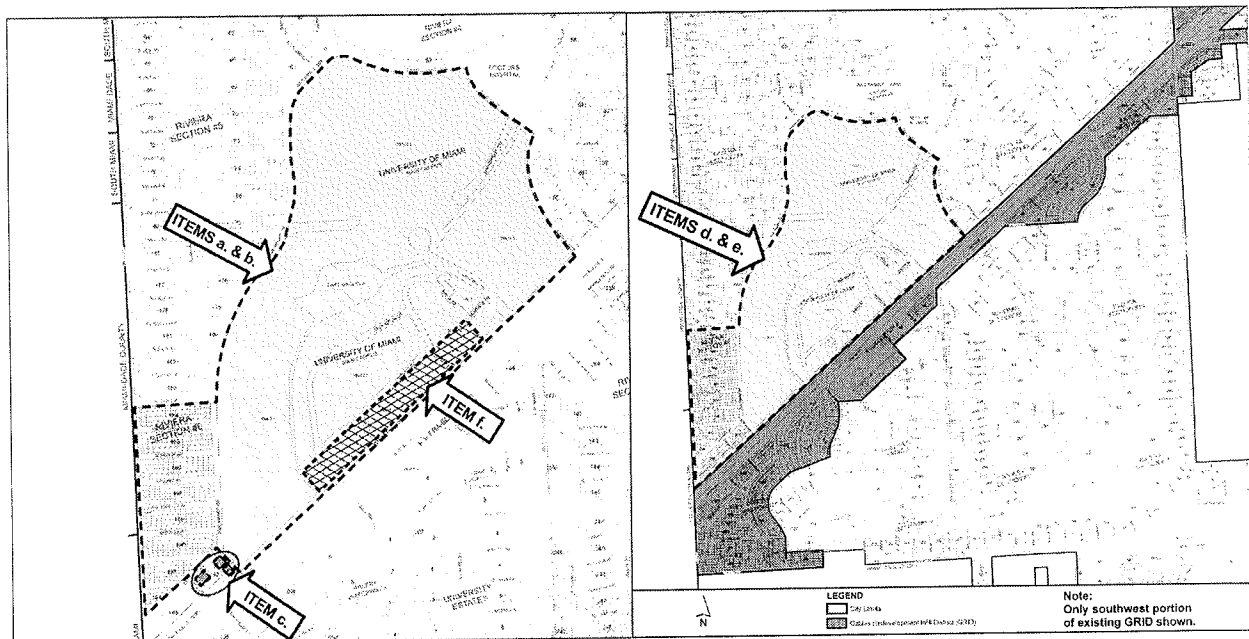
The University of Miami is proposing amendments to the Comprehensive Plan text and Comprehensive Plan Map for the University of Miami, City of Coral Gables Campus as provided for in the below Ordinance (See Exhibit 1 – University of Miami Application):

"An Ordinance of the City Commission of Coral Gables amending the City of Coral Gables Comprehensive Plan pursuant to large scale amendment procedures subject to ss. 163.3187, Florida Statutes, for the following Comprehensive Plan text and Comprehensive Plan Map amendments for the University of Miami, City of Coral Gables Campus, generally bounded by Ponce de Leon Boulevard, Red Road (SW 57th Avenue), Mataro Avenue, San Amaro Drive, Campo Sano Avenue, Pisano Avenue and Carillo

Street, Coral Gables, Florida (depicted graphically herein); and providing for severability, repealer, codification, and an effective date; as follows:

- A. Amendment to Comprehensive Plan Policy FLU-1.1.6, Table FLU-5, entitled "Other Land Uses", by re-naming "University" land use to "University Campus" land use, and adding the "University Campus Multi-Use Area".
- B. Amendment to Comprehensive Plan Policy FLU-1.1.6, Table FLU-5, entitled "Other Land Uses", by increasing the maximum Floor Area Ratio (FAR) for "University" land use from 0.5 FAR to 0.7 FAR.
- C. Amendment to the Future Land Use Map to change the land use designation of University owned properties located on Block 192, Riviera Section Part 14 from "Commercial Use, Low-Rise Intensity" to "University Campus" land use.
- D. Amendment to Comprehensive Plan Policy MOB-2.2.1, to include the University of Miami campus and several contiguous properties outside the campus in the geographic description of the Gables Redevelopment and Infill District (GRID) also known as a Transportation Concurrency Exemption Area (TCEA), including the area bounded by Ponce de Leon Boulevard, Red Road (SW 57th Avenue), Mataro Avenue, San Amaro Drive, Campo Sano Avenue, Pisano Avenue and Carillo Street.
- E. Amendment to Comprehensive Plan MOB-2 Map, to graphically include the University of Miami campus and several contiguous properties outside of the campus into the Gables Redevelopment and Infill District (GRID) also known as a Transportation Concurrency Exemption Area (TCEA).
- F. Amendment to the Future Land Use Map to designate and graphically locate proposed "University Campus Multi-Use Area" along Ponce de Leon Boulevard, approximately bounded by Stanford Drive, Walsh Avenue and the University (Mahi) Waterway Canal."

See Exhibit 2 - Ordinance approved on First Reading.



City of Coral Gables Analysis and Findings of Facts

The City of Coral Gables Staff's analysis of each of the Comprehensive Plan Text and Comprehensive Plan Map amendments is provided on pages 7 – 22 of the attached Planning Department Staff (Exhibit 3 - Planning Department Staff Report).

The City of Coral Gables respectfully submits that the Department need not conduct a formal review of the proposed comprehensive plan amendments because the amendments are limited in scope and effect for the following reasons:

1. One of the amendments merely relate to the title of the University land use category – from “University” to “University Campus” to better distinguish between on campus and off campus educational uses.
2. The text amendment relative to on campus accessory and ancillary university uses is a clarification of existing more general use categories, together with a land use sub-category the University Multi-Use Area and limiting such uses to that portion of the campus which is away from adjacent single family residential neighborhoods and in close proximity to the University's regional transit station.
3. A corresponding amendment of the Future Land Use Map reflects the text amendment to change the name of the “University” land use category to “University Campus” and to map the University Multi-Use Area.
4. A 0.2 increase in the maximum permitted FAR on campus is to promote on-campus redevelopment and infill.
5. A text amendment to the City's TCEA known as the Gables Redevelopment and Infill District (“GRID”) to include the UM Campus as a major employment center in the City, as an area planned for redevelopment/infill and an area uniquely suited to the implementation of innovative land use and mobility strategies.
6. A corresponding amendment to Comprehensive Plan Map MOB-2 modifies the boundaries of the GRID to include the UM Campus as provided for in the text amendment.

Rule 9J-11.006(1)(a), F.A.C Requirements

The following information is in response to Rule 9J-11.006(1)(a), F.A.C. requirements:

1. The following are the dates the Local Planning Agency (Planning and Zoning Board) and City Commission held public hearings at which the amendment was heard:
 - a. June 24, 2010 – Local Planning Agency recommended approval with modifications (See Exhibit 4 - Verbatim minutes).
 - b. June 30, 2010 – City Commission approved on First Reading.
2. A hard and electronic copy of this entire package has been forwarded for review to the Department of Environmental Protection, Department of Transportation, Department of State, South Florida Regional Planning Council and South Florida Water Management District.
3. A copy of the City of Coral Gables adopted 2010 Comprehensive Plan, including amendments, associated data and analysis and all support documents, has been previously submitted to the Department of Environmental Protection, Department of Transportation, Department of State, South Florida Regional Planning Council and South Florida Water Management District. The DCA issued its Notice of Intent to find the City of Coral Gables Comprehensive Plan in compliance on 01.06.2010.

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4. A summary of the plan amendment content and effect is provided in the Application (See Exhibit 1 – University of Miami Application and Exhibit 3 - Planning Department Staff Report).
5. The City respectfully submits that review by the DCA is unnecessary and does not request that the Department conduct a formal review of the amendments.
6. It is anticipated that the City Commission will adopt the amendment in the month of September 2010.
7. The name, title, address, telephone and fax number of the local contact person is as follows:

Mr. Eric Riel, Jr.
Planning Director
Planning Department
City of Coral Gables
427 Biltmore Way; Suite 201
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8. This amendment is not applicable to an area of critical state concern.
9. This amendment is not located within Orange, Lake or Seminole Counties or Wekiva River Protection Area.
10. This amendment is not subject to a joint planning agreement.
11. This amendment is not exempt from the twice per calendar year limitation. The application is considered a large scale amendment and is the first large scale amendment filed this calendar year.

Amendment Package

1. The following information is being provided with this amendment package in accordance with Rule 9J-11.006(1)(b) and (c), F.A.C.:
 - a. Proposed text in strikeout through/underline format and mapping changes is provided in Exhibit 2 – University of Miami Application, Volume I.
 - b. The City of Coral Gables Staff, Local Planning Agency and local government body recommendation are provided as follows:
 - Exhibit 3 - Planning Department Staff Report.
 - Exhibit 4 - Local Planning Agency Recommendation - Verbatim minutes.
 - Exhibit 5 - City Commission Cover Memorandum (06.30.2010).

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- c. Supporting documents and summary of the request are provided in Exhibit 2 – University of Miami Application – Volume I, and the City’s analysis and Findings of Facts are provided in the Exhibit 3 – Planning Department Staff Report.
 - d. The proposed Future Land Use Map (FLUM) amendments in color format depicting the below listed information:
 - Proposed land use designation of subject properties.
 - Boundary of the subject property and its location in relation to the surrounding street and thoroughfare network.
 - Present future land use map designations of the subject/abutting properties.A existing FLUM and proposed FLUM is provided as Exhibit 6.
 - e. The City’s existing Land Use Map in color format depicting the below listed information is provided in Exhibit 7 – Existing Land Use Map.
 - Existing land uses of the subject properties and abutting properties.
 - Size of the subject property in acres or fractions thereof.
 - f. A description of the availability of and the demand on sanitary sewer, solid waste, drainage, potable water, traffic circulation, schools and recreation, as appropriate is provided in Exhibit 8 - City of Coral Gables Concurrency Management Information Statement.
 - g. Information regarding the compatibility of the proposed land use amendments with the Future Land Use Element Goals, Objectives and Policies, and those of other effected elements is provided within Exhibit 3, Planning Department Staff Report, Discussion and Analysis and Findings and Facts, pages 7 – 22.
2. Citizen Courtesy Information Form. See Exhibit 9. No requests were received for DCA notification.
 3. Supplemental information to support the application includes the following:
 - a. Exhibit 10 - Neighborhood Meeting Notice, Summary and attendance.
 - b. Exhibit 11 - Public Comments (from both public hearings).
 - c. Exhibit 12 - Published public hearing advertisements.
 - d. Exhibit 13 - City of Coral Gables Planning Department PowerPoint
 - e. Exhibit 14 - Applicants PowerPoint

The Planning Department and our consultant, Charlie Siemon, would like to conduct a video teleconference with the reviewers to discuss the amendments. The Department conducted a video conference call as a part of the 2009 Comprehensive Plan EAR based Amendment process and found this opportunity very informative for all parties. We would like, in advance of the DCA’s findings to conduct a similar video conference to provide additional information as necessary and discuss potential comments. At which time, the DCA has its preliminary findings, we would be happy to schedule the video conference.

If you have questions or need additional information, please feel free to contact me at eriel@coralgables.com / 305.460-5211 or Charlie Siemon, charlie@siemonlarsen.com / 561.368.3808.

Sincerely,



Eric Riel, Jr.
Planning Director

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Exhibits:

1. University of Miami Application (Volumes I and II – 04.2010) .
2. Copy of Ordinance (Approved on First Reading – 06.30.2010).
3. City of Coral Gables Planning Department Staff Report (06.24.2010).
4. Local Planning Agency/Planning and Zoning Board Verbatim Minutes (06.24.2010).
5. City Commission Cover Memorandum (06.30.2010).
6. Future Land Use Maps (includes Existing Designation Map and Proposed Change Map).
7. Existing Land Use Map.
8. City of Coral Gables Concurrency Impact Statement.
9. Citizen's Courtesy Information Form.
10. Neighborhood Meeting Notice, Summary and attendance.
11. Public Comments (from both public hearings).
12. Published Public Hearing Advertisements.
13. City of Coral Gables Planning Department PowerPoint.
14. Applicant's PowerPoint.

cc: (Including all exhibits)

Elizabeth Hernandez, City Attorney
Maria A. Menendez, Asst. City Manager
Charlie Siemon, Siemon and Larson, PA
Maria A. Gralia, University of Miami Assistant General Counsel
University of Miami Comprehensive Plan Amendment file

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Department of State
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